



1 Heskey Walk, NG3 1AN

£210,000



Marriotts



# 1 Heskey Walk , NG3 1AN

- Spacious three-storey end townhouse with three double bedrooms
- Modern fitted kitchen with utility area, large dining room and downstairs wc
- District heating through radiators in each room and UPVC double glazed windows.
- Generous corner plot and off-street parking
- Full-width lounge and contemporary family bathroom
- Walking distance to Nottingham City Centre

## Spacious Three-Bedroom End Townhouse on a Generous Corner Plot

Situated in a convenient location within walking distance of Nottingham City Centre, this three-storey end townhouse offers spacious and versatile accommodation, making it an ideal purchase for first-time buyers, growing families and investors alike.

Occupying a generous corner plot, the property benefits from off-street parking and a private enclosed rear garden. The accommodation comprises a modern fitted kitchen with a useful utility area, a convenient downstairs WC. The large dining room and a spacious full-width lounge both offer excellent living and entertaining space. Across the upper floors are three generous double bedrooms, complemented by a contemporary family bathroom.

Further benefits include double glazing and district heating, ensuring comfort and energy efficiency throughout the year. Ideally positioned close to local amenities, excellent transport links and Nottingham City Centre, this fantastic home combines generous living space with a highly convenient location.



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### Entrance porch

The enclosed storm porch has laminate floor, UPVC double glazed window to the front and a coat store cupboard. Back door leads into the dining room.

### Dining room

Tiled floor, radiator and UPVC double glazed window to the front.

### Kitchen

Fitted with a range of units, worktop, stainless steel sink with drainer and mixer tap. There is space for appliances, tiled floor and walls, UPVC double glazed window to the front. An open door way leads into the utility area which has access to the rear garden

### Downstairs toilet

To the rear is a carpeted downstairs lobby, with useful understairs store space and a door leading into the garden. The downstairs toilet is accessed from this area, it has fully tiled walls and floors, UPVC window to the rear, toilet with dual flush and a space saver vanity wash hand basin.

### 1st floor landing

Carpeted with two radiators and UPVC double glazed window to the rear.

### Lounge

With dual aspect UPVC double glazed windows, carpet and radiator.

### Bedroom 3

UPVC double glazed window to the front, carpet and radiator.

### 2nd floor landing

Carpeted with a storage cupboard and loft access.

### Bedroom 1

The master bedroom has a fitted wardrobe, carpet, UPVC double glazed window to the front and radiator.

### Bedroom 2

UPVC double glazed window to the front, carpet and radiator.

### Bathroom

The bathroom has fully tiled walls and floor, bath with mixer tap, vanity wash hand basin, toilet with dual flush, heated towel rail and UPVC double glazed window to the rear.

### Outside

The enclosed rear garden has a paved patio area and lawn

### Material Information

TENURE: Freehold

COUNCIL TAX: Nottingham - Band A

PROPERTY CONSTRUCTION: Cavity brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: No

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: No

FLOOD RISK: Low

ASBESTOS PRESENT: No

ANY KNOWN EXTERNAL FACTORS: No

LOCATION OF BOILER: N/A - District heating through city council

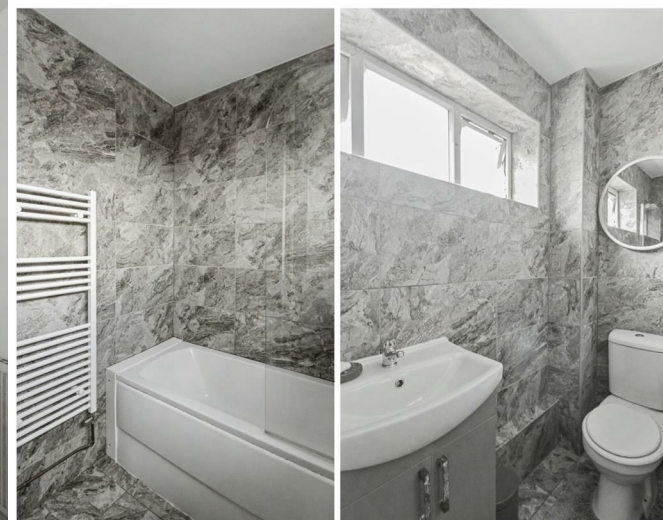
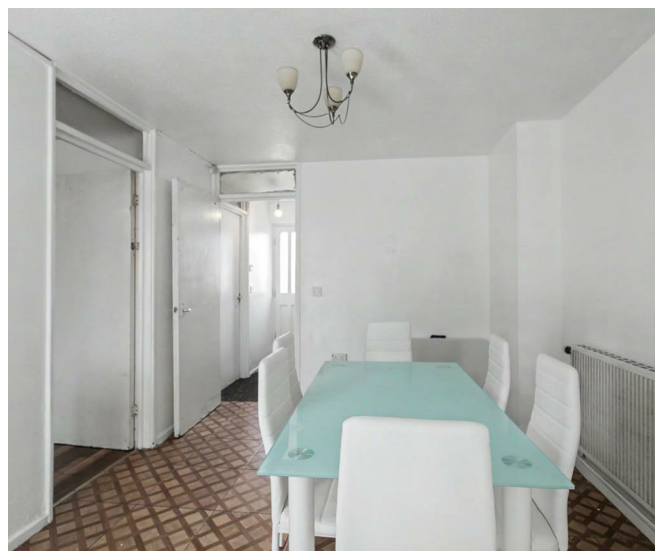
UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER:

MAINS ELECTRICITY PROVIDER:

MAINS WATER PROVIDER: Severn Trent

MAINS SEWERAGE PROVIDER: Severn Trent







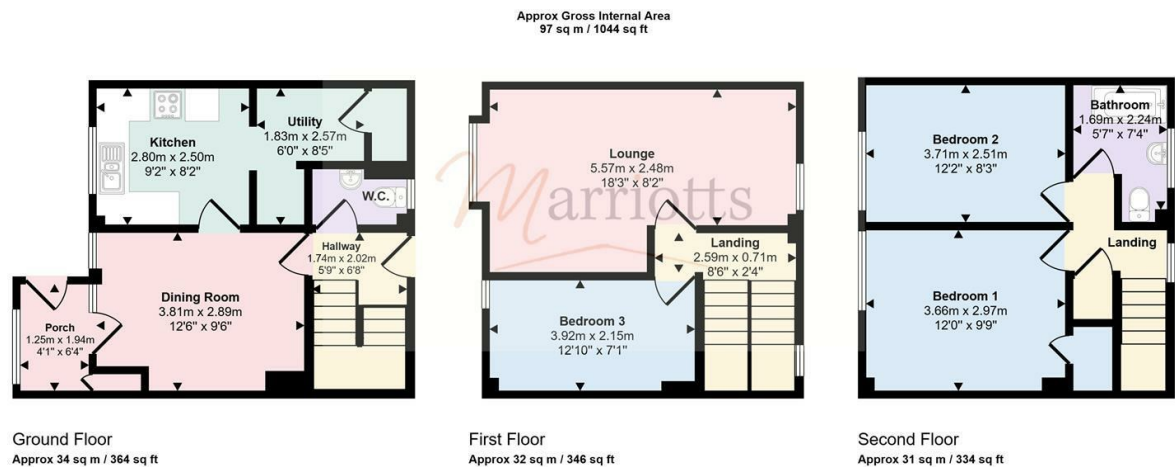
WATER METER: No  
BROADBAND AVAILABILITY: Please visit Ofcom -  
Broadband and Mobile coverage checker.  
MOBILE SIGNAL/COVERAGE: Please visit Ofcom -  
Broadband and Mobile coverage checker.  
ELECTRIC CAR CHARGING POINT: not available.  
ACCESS AND SAFETY INFORMATION: Level front and  
rear access

#### OTHER INFORMATION:

\*\*The property is also situated within the Nottingham City boundaries and will therefore be part of the Selective Licensing scheme [nottinghamcity.gov.uk](http://nottinghamcity.gov.uk), Please note that selective licencing is non-transferable and therefore any new owner would need to apply for a new license and would need to obtain information from the council direct with regards to costs.







This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) <b>A</b>                          |         |                            |
| (81-91) <b>B</b>                            |         |                            |
| (69-80) <b>C</b>                            |         |                            |
| (55-68) <b>D</b>                            |         |                            |
| (39-54) <b>E</b>                            |         |                            |
| (21-38) <b>F</b>                            |         |                            |
| (1-20) <b>G</b>                             |         |                            |
| Not energy efficient - higher running costs |         |                            |
| <b>England &amp; Wales</b>                  |         | EU Directive<br>2002/91/EC |



**Please contact us on 0115 953 6644 should you wish to arrange to view this property or if you require any further information.**

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
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3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
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5. Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).